**Division of Zoning and Development Review**

**ZONING BOARD OF ADJUSTMENT  HEARING AGENDA   April 13, 2017**

**Date of Hearing:** April 13, 2017  
**Time of Hearing:** 8:50  
**Zone Case 88 of 2017**

744 Eathan St

**Zoning District:** R1D-M  
**Ward:** 19  
**Council District:** 4, Councilperson Natalia Rudiak  
**Neighborhood:** Brookline  
**Applicant:** Leech Brandon A & Stephanie L  
**Owner:** Leech Brandon A & Stephanie L

Two car parking pad at front of two family dwelling.

**Variance:** 903.3.C.2  
minimum 30ft front setback required and 2ft requested  
minimum 5ft interior side setback required and 3ft requested

**Past Cases & Decisions:** N/A

**Notes:**
Certificate of Occupancy 44317, dated 5/22/1984, permitted occupancy “Continued use of existing structure as a two family dwelling (one unit each floor)”.

**Appearances**
**For Appellant:**

**Objectors:**

**Observers:**
Date of Hearing:  April 13, 2017
Time of Hearing:  9:00
Zone Case 161 of 2017

110 32\textsuperscript{nd} St

Zoning District:  UI
Ward:  6
Council District:  7, Councilperson Deborah Gross
Neighborhood:  Strip District
Applicant:  UBER ATC
Owner:  Olander Family irrevocable trust

8ft high privacy fence.

Variance:  904.07.C  minimum 10ft interior side setback required and 0ft requested

Variance:  912.04.B  minimum 5ft rear setback required and 0ft requested

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions:
N/A

Notes:
N/A
**Date of Hearing:** April 13, 2017
**Time of Hearing:** 9:10
**Zone Case 109 of 2017**

81 S 16th St

**Zoning District:** R1A-VH
**Ward:** 17
**Council District:** 3, Councilperson Bruce Kraus
**Neighborhood:** South Side Flats
**Applicant:** Hoffman William R
**Owner:** Hoffman William R

Continued use of property as two family dwelling.

**Review:** 911.02 review of use of property as two family dwelling

**Appearsances**
**For Appellant:**

**Objectors:**

**Observers:**

<table>
<thead>
<tr>
<th>Past Cases and Decisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>
Use of first floor of two story structure to provide restrooms and kitchen for the existing outdoor businesses located at 3813 Penn Ave.

**Special Exception:** 921.02.A.4 change from a one nonconforming use to another is a Special Exception

**Past Cases & Decisions:**
ZBA dated 7/2/1926, appeal granted to occupy dwelling as doctor’s office and two family dwelling.

**Notes:**
N/A
Date of Hearing: April 13, 2017  
Time of Hearing: 9:30  
Zone Case 97 of 2017  
4501 Butler St  

Zoning District: LNC  
Ward: 9  
Council District: 7, Councilperson Deborah Gross  
Neighborhood: Central Lawrenceville  
Owner: Zagas Michael L  
Applicant: Morgan’s Barbecue  

Renovation and addition for the existing building and new accessory building with perimeter fencing and surface parking for use as restaurant.

Review: 911.03 use unlisted for the outdoor screen/entertainment  
Variance: 904.02.B.2 accessory uses within LNC are limited to 25% of gross floor area of the primary use, outdoor amenity area of 7,615 sq. ft., requested for restaurant approximately 2,459 sf. ft.  
Special Exception: 916.09 waiver for Residential Compatibility  
916.02.A.02 minimum 15ft rear setback required and 3ft for additions requested  
916.04.B refuse receptacles shall be at least 30ft from residential districts, 23ft requested  

Appearances  
For Appellant:  
Objectors:  
Observers:  

Past Cases and Decisions:  
N/A  
Notes:  
N/A
Date of Hearing: April 13, 2017
Time of Hearing: 9:40
Zone Case 96 of 2017

2226 Arlington Ave

Zoning District: LNC
Ward: 16
Council District: 3, Councilperson Bruce Kraus
Neighborhood: Arlington
Applicant: St Henry Lyceum of PGH
Owner: St Henry Lyceum of PGH

Use of structure as social club (general).

Special Exception: 911.04.A.88 use of social club (general) is a Special Exception in LNC zoning district

Variance: 914.02 49 on-site parking spaces required

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions: N/A
Notes: N/A
Date of Hearing: April 13, 2017
Time of Hearing: 9:50
Zone Case 151 of 2017

1010 Freyburg St

Zoning District: NDI
Ward: 17
Council District: 3, Councilperson Bruce Kraus
Neighborhood: South Side Flats
Applicant: Brett Alan Shank, R.A.
Owner: Stonegate Investments LLC

Addition and renovation to existing building for use as multi-family residential (6 units).

Variance: 904.03.C minimum 20ft rear setback required and 2’10” requested

maximum 45ft/3 stories required and 4 stories requested

maximum FAR 2:1 permitted

Appearances
For Appellant:

Objectors:

Observers:

Past Cases and Decisions:
N/A

Notes:
N/A
**Date of Hearing:** April 13, 2017  
**Time of Hearing:** 10:00  
**Zone Case 67 of 2017**

25 Norton St

**Zoning District:** R2-H  
**Ward:** 19  
**Council District:** 2, Councilperson Theresa Kail-Smith  
**Neighborhood:** Mount Washington  
**Owner:** Friedman Judy G  
**Applicant:** Friedman Judy G

Four on-site parking spaces at rear of three family dwelling.

**Variance:** 903.03.D.2  
minimum 15ft exterior side setback  
required and 0ft requested

**Past Cases and Decisions:**
N/A

**Notes:**
“Multiple family dwelling with three dwelling units”.

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**
Date of Hearing: April 13, 2017  
Time of Hearing: 10:10  
Zone Case 145 of 2017  

704 Fernhill Ave  

Zoning District: R1D-M  
Ward: 19  
Council District: 4, Councilperson Natalia Rudiak  
Neighborhood: Brookline  
Applicant: Garofalo Kevin R & Regina A  
Owner: Garofalo Kevin R & Regina A  

Existing 6ft high privacy fence for a single family dwelling.  

Variance: 903.03.C.2 minimum 30ft exterior side setback required and 0ft requested  

Past Cases and Decisions: N/A  
Notes: N/A  

Appearances  
For Appellant:  

Objectors:  

Observers:
Date of Hearing: April 13, 2017
Time of Hearing: 10:20
Zone Case 155 of 2017

5126 Westminster Pl

Zoning District: R1D-VL
Ward: 7
Council District: 8, Councilperson Daniel Gilman
Neighborhood: Shadyside
Applicant: DLA Architecture
Owner: Blue Sky Sunrise Trust

New two story single family structure at front of existing single family rear building.

Variance: 911.02 two family use is not permitted in R1D zoning district
Variance: 926-10.129 not more than one main structure permitted on a lot

Past Cases & Decisions: N/A

Notes:
Certificate of Occupancy 28067, dated 10/10/1974, permitted occupancy “Two story one family dwelling and two car detached garage (new side extension)”.

Appearances
For Appellant:

Objectors:

Observers:
Date of Hearing: April 13, 2017
Time of Hearing: 10:30
Zone Case 156 of 2017

6448 Nicholson St

Zoning District: R2-L
Ward: 14
Council District: 5, Councilperson Corey O’Connor
Neighborhood: Squirrel Hill
Applicant: Cerceo Melinda Ann
Owner: Cerceo Melinda Ann

6ft high privacy fence for a single family dwelling.

Variance: 903.03.B.2 minimum 30ft front setback required and 0ft requested

Variance: 918.03.B(b) the finished side of a fence shall be placed on the outside of the fenced area

Appearances
For Appellant:

Objectors:

Observers:

Past Cases & Decisions: N/A
Notes: N/A
**Date of Hearing:** April 13, 2017  
**Time of Hearing:** 10:40  
**Zone Case 83 of 2017**

77-79 S 19th St

**Zoning District:** R1A-VH  
**Ward:** 17  
**Council District:** 3, Councilperson Bruce Kraus  
**Neighborhood:** South Side Flats  
**Applicant:** Xu Fei  
**Owner:** Xu Fei

Continued use of structure as four residential dwellings.

**Special Exception:** 921.02.A.4 change from a one nonconforming use to another is a Special Exception

---

**Past Cases & Decisions:**  
N/A

**Notes:**

Certificate of Occupancy 29032, dated 9/5/1975, permitted occupancy “First floor funeral home with five chapels and upper floors total of two dwelling units”.

Certificate of Occupancy 83100, dated 8/28/01, permitted occupancy “First floor beauty salon with two dwelling units above”.

---

**Appearances**  
For Appellant:

**Objectors:**

**Observers:**